

048.0

0005

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
920,300 / 920,300  
920,300 / 920,300  
920,300 / 920,300

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
55-57		MAYNARD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ANAMATEROS HARRY	
Owner 2:	ANAMATEROS CHARLES	
Owner 3:		

Street 1: 57 MAYNARD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2553 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5070		Sq. Ft.	Site		0	80.	1.13	1									457,679						457,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5070.000	458,200	4,400	457,700	920,300		34260
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

Total Card	0.116	458,200	4,400	457,700	920,300	Entered Lot Size
Total Parcel	0.116	458,200	4,400	457,700	920,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	360.51	/Parcel: 360.51	Land Unit Type:

14086!



## USER DEFINED

Prior Id # 1: 34260

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT.																							
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																								
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																								
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix: 1	Rating: Fair																										
Roof Struct: 2 - Hip	<b>OTHER FEATURES</b>			Kits: 2	Rating: Average	1st Res Grid   Desc: Line 1   # Units: 2																							
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
Color: YELLOW	Fpl:	Rating:	Other																										
View / Desir:	WSFlue:	Rating:	Upper																										
<b>GENERAL INFORMATION</b>				Lvl 2																									
Grade: C - Average	<b>CONDOS INFORMATION</b>			Lvl 1																									
Year Blt: 1923	Eff Yr Blt:	Location:	Total Units:	Lower																									
Alt LUC:	Alt %:	Floor:																											
Jurisdct:	Fact: .	% Own:																											
Const Mod:	Name:																												
Lump Sum Adj:																													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																									
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Functional:			No Unit	RMS	BRS	FL																				
Prim Int Wal 2 - Plaster	Economic:	%	Additions:			2	5	2																					
Sec Int Wall:	Special:	%	Kitchen:																										
Partition: T - Typical	Override:	%	Baths:																										
Prim Floors: 3 - Hardwood	Total:	31 %	Plumbing:																										
Sec Floors:			Electric:																										
Bsmnt Flr: 12 - Concrete			Heating:																										
Subfloor:			General:																										
Bsmnt Gar:			<b>CALC SUMMARY</b>																										
Electric: 3 - Typical			Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	COMPARABLE SALES				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>													
Insulation: 2 - Typical			Size Adj.: 1.10971975					Rate				Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
Int vs Ext: S			Const Adj.: 0.98980200					Adj \$ / SQ: 197.713											SFL	Second Floor	1,190	197.710	235,278	UAT	100	FLA	100	A	
Heat Fuel: 1 - Oil			Other Features: 103300					Other Features: 103300											FFL	First Floor	1,094	197.710	216,297						
Heat Type: 5 - Steam			Grade Factor: 1.00					Grade Factor: 1.00											BMT	Basement	1,083	59.310	64,237						
# Heat Sys: 2			NBHD Inf: 1.00000000					NBHD Inf: 1.00000000											OFF	Open Porch	376	20.680	7,774						
% Heated: 100		% AC:	NBHD Mod:					NBHD Mod:											UAT	Upper Attic	269	138.400	37,195						
Solar HW: NO	Central Vac: NO	% Sprinkled:	LUC Factor: 1.00					LUC Factor: 1.00											Net Sketched Area: 4,012				Total: 560,781						
% Com Wal			Adj Total: 664081					Adj Total: 664081											Size Ad	2284	Gross Area	4818	FinArea	2553					
Depreciated Total: 458216								Depreciation: 205865																					
								Final Total: 458200							Val/Su SzAd 200.61														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 048.0-0005-0008.0												<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value											
3	Garage	D	Y	1	18X18	A	AV	1923	22.72	T	40	104			4,400			4,400											
More: N				Total Yard Items:				4,400				Total Special Features:								Total:				4,400					